

**MINUTES  
CITY OF SUWANEE, GEORGIA  
PLANNING AND ZONING COMMISSION  
OCTOBER 6, 2009**

**PLANNING AND ZONING MEMBERS:** Present: Pete Charpentier, Anthony Manners, and Jodi Nevels. Staff members present: Josh Campbell, Matthew Dickison and MaryAnn Jackson. Absent: Joy Mitchell and Earl Mitchell

**CALL TO ORDER**

Chairman Pete Charpentier called the meeting to order at 6:40 pm.

**ADOPTION OF THE AGENDA**

*Anthony Manners moved to adopt the agenda as presented, second by Jodi Nevels. Motion carried 3-0.*

**ADOPTION OF THE MINUTES: August 4, 2009**

*Jodi Nevels moved to adopt the August 4, 2009 minutes as presented, second by Anthony Manners. Motion carried 3-0.*

**PROCEDURES FOR PUBLIC MEETING**

Pete Charpentier read the procedures for the Public Meeting for the record.

**OLD BUSINESS**

**NEW BUSINESS**

RZ-2009-001– Applicant: Quantum National Bank. Owner: Grand Center C&D Inc. Requests a rezoning from PMUD (Planned Mixed Use Development District) to PMUD with a change of conditions (to allow for an additional amount of commercial uses). The site is located in Land Lot 252 of the 7<sup>th</sup> District along Suwanee Dam Road north of Peachtree Industrial Boulevard in Village Grove and contains approximately 3.12 acres.

Matt Dickison presented the staff analysis as follows:

The applicant seeks a change of zoning conditions on 3.12 acres of an approximately 112 acre planned mixed use project to allow for the development of an additional 3,200 square feet of commercial uses. The subject property is located north and west of the Suwanee Dam Road/Peachtree Industrial Boulevard intersection. The affected area (Building B) of the project fronts directly onto Suwanee Dam Road. The applicant is not proposing to alter access to the project.

The project was approved in 2002 with conditions that would limit development to a total of 517 residential units and 40,000 square feet of commercial uses. The approximately 112-acre site also includes around 30 acres of open space (27 percent of the site). The applicant has developed roughly 33,200 square feet of the commercial uses. The

applicant proposes a 10,000 square foot two-story building which would increase the total commercial uses for the project to 43,200 square feet. Therefore, a change of conditions is needed in order to develop the proposed 10,000 square foot building.

The subject property was rezoned to the current PMUD designation in 2002 per RZ-2002-021. Similar to other planned mixed use projects a number of general and phase specific conditions were included regulating the design of the project, the allowed uses in various areas and the intensity of uses. Condition 1 of the phase specific conditions for Phase 1-Suwanee Junction Mixed Use Center regulates the allowed uses and the allowed intensity of uses on the subject property. It reads as follows:

Phase Specific Conditions:

Phase I – Suwanee Junction Mixed Use Center

Development shall be limited to no more than 40,000 square feet of commercial retail uses, 60 condominium units, access to Suwanee Dam Road, access to Settles Bridge Road, the Amenity Area, and a minimum of 10% of the proposed number of units for each type of residential product excluding the condominium units.

The subject site is part of the Village Grove mixed use development that includes approximately 112 acres. The parcel affected by the change in conditions totals 3.12 acres and is located off Suwanee Dam Road east of Peachtree Industrial Boulevard. The property has been graded and developed as part of the overall project. Building B is the last remaining pad in the nearly completed commercial component of Village Grove. Access is proposed via an existing driveway located adjacent to the site, and Building B will be accessible from both Village Grove and the adjacent Quantum Bank site. The applicant is proposing to exceed the currently allowed 40,000 square feet of commercial uses by 3,200 square feet. Between the Village Grove Commercial site and the Quantum Bank site there are almost 200 parking spaces. This is sufficient parking for the two sites. The subject property is suitable for the proposed additional 3,200 square feet.

The subject property is surrounded by commercial/office uses. To the north and west of the subject property are commercial buildings and parking areas within the Village Grove development (PMUD). To the east of the subject property and across Suwanee Dam Road are commercial buildings zoned C-2 and C-2A. To the south of the subject property is a financial institution, which is the applicant for this case, zoned C-2.

The subject property is part of the Suwanee Junction Character Area which recommends that the corridor remain predominately commercial to support residential areas. The comprehensive plan further states that commercial mixed-use should be located on both sides of the Peachtree Industrial Boulevard corridor near the Suwanee Dam Road intersection to better complement the growth of Town Center and transition into existing residential areas. The addition of 3,200 square feet to 40,000 of commercial/office uses within the Village Grove development is still consistent with the type of development anticipated for this area in the comprehensive plan.

In conclusion, the proposed site is an appropriate location for the additional 3,200 square feet of commercial/office. The size of the increase does not significantly impact the overall expected level of intensity for the area. The additional square footage will be located on the portion of the project closest to the Peachtree Industrial Boulevard/Suwanee Dam Road intersection, where the most intensive portion of the development would be expected. The area is populated by similar uses and the proposed use does not conflict with the recommendation of the comprehensive plan. The Planning Department recommends approval with conditions of RZ-2009-001.

Pete Charpentier called upon the applicant.

Bryan Cohen, Quantum National Bank, Suwanee, GA. Mr. Cohen stated Quantum National Bank is the only bank chartered in Suwanee, GA. They will be celebrating their 15th anniversary in 2010. The proposed site is in Village Grove. The parking is shared between Quantum Bank and Village Grove. There are a lot of easements between the two sites. The request is for an increase in the total density of the site of 3200 square feet. The purpose of the building is for future operations center of the bank. The building will be the world headquarters.

The two existing buildings both connect into Village Grove in the front and Quantum National Bank in the rear. The concept for the additional site is that it will also have dual connectivity. However, there is no direct road access from Village Grove. There is parking between Village Grove and Quantum National Bank. There is also parking inside of Village Grove.

Pete Charpentier asked if the three existing buildings are currently occupied. Bryan Cohen stated both buildings are fully occupied. The front building is the bank and executive offices. The left rear building houses the mortgage department and closing attorney. The right rear building houses the accounting department. When community banks reach a certain size all operations are moved in-house instead of outsourcing.

Pete Charpentier asked if there is any financial connection between Quantum Bank and Touchstone Homes. Bryan Cohen stated there is not a financial connection.

Pete Charpentier called for opposition. There was none.

***Anthony Manners moved to approve RZ-2009-001 with conditions, second by Jodi Nevels. Motion carried 3-0.***

1. All conditions of zoning from RZ-2002-021 shall remain in full effect, except for Phase I, condition 1, which shall be revised to read as follows:

Development shall be limited to no more than 43,200 square feet of commercial retail uses, 60 condominium units, access to Suwanee Dam Road, access to Settles Bridge Road, the Amenity Area, and a minimum of

10% of the proposed number of units for each type of residential product excluding the condominium units.

**AAR-2009-001** – Applicant: Alan Van Campen. Owner: Noro Noble Farms, LLC. Requests an alternate architectural review for alternate paint color on a building at 1185 Peachtree Industrial Blvd.

Matt Dickison presented the staff analysis as follows: The applicant requests an Alternate Architectural Review in order to allow for a roof painted a color that was not selected from the approved color palettes. The roof is for an existing car wash facility located at 1185 Peachtree Industrial Boulevard. The applicant recently opened a car wash business that provides accessory automotive services in the existing facility. In the course of updating the site, the applicant made several changes including painting the exterior roof and trim of the principal structure. The site currently includes an approximately 4,400 square foot building including an office, car wash and automotive service bays. There are additional accessory structures on the site including a 25' x 30' canopy and vacuum stations. The applicant repainted the roof and trim of the building to a color not permitted in the City's architectural regulations. As such, an alternative architectural review is required in order for the paint color to remain as painted by the applicant.

The regulations further state that pre-existing buildings may be maintained with existing paint colors. However, no changes in a building's exterior paint colors shall be allowed except in accordance with the architectural regulations. This is the only architectural standard that applies to existing buildings.

The existing building is located on Peachtree Industrial Boulevard at the entrance of the shopping center located on the northwest corner of the PIB and McGinnis Ferry Road intersection. The site is also adjacent to homes located within the Chattahoochee Run Subdivision. According to the applicant's letter, the business owner was unaware of the City's architectural requirements. Also, the applicant feels that the paint color is consistent with other commercial buildings in the area.

The Planning Commission is authorized to review alternate architectural designs. When an architectural design meets the spirit but not the technical requirements of the City's requirements, approval of an alternate review may be warranted. The Commission decides on this on a case-by-case basis after reviewing the submitted information. The applicant has submitted a letter and a photo of the painted roof and trim.

The applicant has expressed that he had no prior knowledge of the architectural regulations.

Pete Charpentier called upon the applicant.

Mr. Alan Van Campen, 1185 Peachtree Industrial Boulevard, Suwanee, GA. Mr. Campen stated he is leasing the building. He is trying very hard to be in compliance with

the regulations. The paint color was inadvertent. The Rite Aid and other existing buildings in the area have similar colors. Mr. Campen indicated he is the 5<sup>th</sup> owner of the car wash in the past several years. He has put a lot of money into the business. He would eventually like to put a canopy out front to protect the workers from the sun. He is asking that the Planning Commission please consider his request.

Jodi Nevels asked if anyone has complained about the color change. Matt Dickison stated there have been no complaints.

Josh Campbell stated this is the only section of the Architectural Standards that apply to existing buildings. Normally, if someone makes a change to an existing building they do not have to come into conformance with the Architectural Standards unless they are changing the colors.

***Anthony Manners moved to approve AAR-2009-001, second by Jodi Nevels. Motion carried 3-0.***

**AMD-2009-006** – A proposed amendment to the City of Suwanee Zoning Ordinance to modify Article III Definitions and Article V Zoning District Development and Use Regulations in order to modify the permitted, special and conditional uses in all zoning districts and amend definitions to clarify some uses.

Josh Campbell stated AMD-2009-006 is an amendment to modify definitions and zoning district development and use regulations. Over the years the City has made many changes to the different districts. There are new uses to be considered.

Pete Charpentier indicated he needed clarification on the table included in the packet and community facilities. Discussion ensued amongst Josh Campbell, Pete Charpentier and Matt Dickison regarding the use of the word church instead of religious institution, automotive repair uses and the M-1 Zoning District.

Pete Charpentier indicated some concern about automotive repair service in M-1 as an allowed use. Discussion ensued amongst Planning Commission members and Planning Department staff regarding the appropriate districts for automotive service, automotive restoration and automotive body shops.

***Jodi Nevels moved to approve AMD-2009-006 with following changes, second by Anthony Manners. Motion carried 3-0.***

1. Automobile repair services, not including auto body or paint shop, shall require a special use permit in the M-1 and C-3 Zoning Districts.
2. Automotive restoration services shall require a special use permit in the M-1 and C-3 Zoning Districts.

3. Staff shall craft an additional condition that describes examples of Community Facilities in whichever residential districts they are listed.
4. Body Shops shall require a special use permit in the M-1 Zoning District.

**OTHER BUSINESS**

The Buford Highway Concept Plan will begin soon.

**ANNOUNCEMENTS**

The City Council has asked staff to amend the Alcohol Ordinance.

Election is November 3<sup>rd</sup>.

**ADJOURNMENT**

*Anthony Manners moved to adjourn 7:56 pm.*